128.0	0003	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,700 / 985,700
					USE VALUE:	985,700 / 985,700
					ASSESSED:	985,700 / 985,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMPSON RAYMOND S/TRUSTEE	
Owner 2:	RAYMOND SIMPSON TRUST	
Owner 3:		
Street 1:	42 KERRIE CT	
Street 2:		
Twn/City:	MOULTONBOROUGH	
St/Prov:	NH Cntry:	Own Occ: N
Postal:	03254	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2857 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7121.000	474,200	4,600	506,900	985,700
Total Card	0.163	474,200	4,600	506,900	985,700
Total Parcel	0.163	474,200	4,600	506,900	985,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.99 | /Parcel: 344.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83297

GIS Ref

GIS Ref

Insp Date 04/24/18

PREVIOUS ASSESSMENT

Parcel ID 128.0-0003-0024.0

!10049!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,300	4600	7,121.	506,900	985,800	985,800	Year End Roll	12/18/2019
2019	104	FV	364,800	4600	7,121.	475,200	844,600	844,600	Year End Roll	1/3/2019
2018	104	FV	364,800	4600	7,121.	392,900	762,300	762,300	Year End Roll	12/20/2017
2017	104	FV	341,400	4600	7,121.	361,200	707,200	707,200	Year End Roll	1/3/2017
2016	104	FV	341,400	4600	7,121.	329,500	675,500	675,500	Year End	1/4/2016
2015	104	FV	303,100	4600	7,121.	323,200	630,900	630,900	Year End Roll	12/11/2014
2014	104	FV	303,100	4600	7,121.	300,300	608,000	608,000	Year End Roll	12/16/2013
2013	104	FV	315,800	4600	7,121.	285,800	606,200	606,200		12/13/2012

PRINT

Date	Time
12/11/20	00:24:41

LAST REV

Date	Time
12/26/19	10:26:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10049

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMPSON AUDREA	1163-185		11/12/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2019	1517		15,330					

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
11/5/2008	Meas/Inspect	189	PATRIOT
10/21/2008	Meas/Inspect	163	PATRIOT
11/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7121		Sq. Ft.	Site		0	80.	0.89	9									506,907						506,900	

Total AC/HA:	0.16348	Total SF/SM:	7121	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	506,907	Spl Credit		Total:	506,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02988422
Const Adj.:	0.98098189
Adj $ / SQ:	171.751
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687278
Depreciation:	213056
Depreciated Total:	474222

COMMENTS

SAW 1ST FLOOR..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

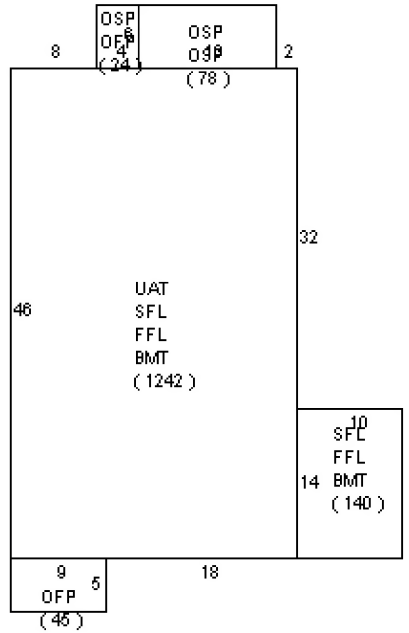
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,382	51.530	71,208
FFL	First Floor	1,382	171.750	237,359
SFL	Second Floor	1,382	171.750	237,359
UAT	Upper Attic	311	84.160	26,131
OSP	Screen Porch	180	27.700	4,985
OFP	Open Porch	69	39.640	2,735
	Net Sketched Area:	4,706	Total:	579,777
Size Ad	2764	Gross Are	5637	FinArea 2857

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	171.75
Special Features:	0	Val/Su Net:	100.76
Final Total:	474200	Val/Su SzAd	171.56

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1928	22.31	T	40	104			4,600			4,600

More: N | Total Yard Items: 4,600 | Total Special Featues: | Total: 4,600